

# ASSIGNEE'S SALE

## OF VALUABLE FEE SIMPLE REAL ESTATE

By virtue of the power of sale contained in a mortgage from Daniel L. Brown and Faye M. Brown, his wife, to The Thurmont Bank dated the 28th day of November, 1975, and recorded in Liber 975, folio 303, one of the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the FREDERICK COUNTY COURTHOUSE door on:

**TUESDAY, OCTOBER 24, 1978**

**10:00 A.M.**

all of the hereinafter described real estate, together with improvements thereon, described in said mortgage, to wit:

**PARCEL 1:** Being all that parcel of land conveyed unto Daniel Lawrence Brown and Faye M. Brown by Manuel M. Weinberg and Stewart Hobbs Brown, Trustees in No. 24,517 Equity, by Deed of even date herewith and recorded among the Land Records of Frederick County, Maryland.

**ALSO BEING** all of the remaining undivided real estate of which Archie M. Buhrman, was seized and possessed at the time of his death, intestate, on the 5th day of September, 1959.

The following survey description includes the undivided one-ninth (1/9th) or (1/6th of 2/3rds) interest of Arthur E. Buhrman and Priscilla Buhrman, his wife, conveyed unto Eugene H. Brandenburg and Leabell Buhrman Brandenburg, his wife, as tenants by the entireties, by deed dated the 22nd day of June, 1970, by Crummell P. Jacobs, Sheriff of Frederick County, Maryland, recorded in Liber 825, folio 646 & c., one of the Land Records of Frederick County, Maryland.

**ALSO BEING PART** of that property described in a deed from Dorothea Summers unto Theresa Buhrman and Archie M. Buhrman, as Joint Tenants and Not As Tenants In Common, said deed dated the 30th day of June, 1937 and recorded in Liber 407, folio 514, one of the Land Records of Frederick County, Maryland. The said Theresa H. Buhrman departed this life on or about the 29th day of June, 1947.

And more particularly described as follows: All that tract or parcel of land, situate, lying and being in Hauvers District No. 10, Frederick County, Maryland, to wit:

"Beginning for the same at the point of being in said deed said point being at the intersection of two stone walls and running thence with the deed and said stone wall (1) North 19 degrees 22' 56" East 1795.53 feet to point in a post and wire fence thence (2) North 73 degrees 16' 00" East 878.97 feet with a snake fence and with stone walls to the corner of a stone wall on the west side of a lane thence with said stone wall and lane (3) North 0 degrees 14' 29" West 194.06 feet to the center of a stone wall said point being the end of the first (1st) or South 1 1/2 degrees West 8.2 perches line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto Herman Given Blickenstaff and wife (Jane) said deed found in Liber 587 folio 481 and running thence with said stone wall and the second line in this deed (4) South 85 degrees 45' 56" West 622.42 feet to the intersection of two (2) stone walls said point being also at the end of the first (1st) or South 87 1/2 degrees West 156 feet line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto Henry Clyde Toms and wife (Velma Ruth) said deed found in Liber 623 folio 556 and running thence with the next line in this deed and a stone wall (5) North 0 degrees 56' 31" East 358.50 feet to the end of the third (3rd) or North 3 1/2 degrees East 7 perches line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto William Ray McAfee and Wife (Caroline C.) said deed found in Liber 481 folio 49 and running thence with the next line in this deed (6) North 69 degrees 14' 00" West 323.40 feet to a point on the north side of a 36" stump and the east side of a lane thence with said lane (7) North 33 degrees 46' 00" East 191.44 feet to a point on the south side of Maryland Route No. 77 as shown on their plat numbered 2948 and running thence with said right of way (8) North 69 degrees 14' 00" West 23.32 feet to a point at the end of the fifth (5th) or North 29 degrees East 14.8 perches line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto Leaster Hurley and Wife (Lorraine C.) said deed found in Liber 575 folio 445 and running thence with the fifth (5th) through the third (3rd) line in this deed reversed (9) South 33 degrees 27' 12" West 255.34 feet to a stone pile on the west side of the lane thence with a stone wall (10) North 85 degrees 01' 42" West 229.74 feet to the intersection of the stone wall and a wire fence thence with said fence (11) North 7 degrees 06' 12" East 164.89 feet to a corner post said post being in the second (2nd) or South 74 1/2 degrees East 200 feet line in a deed between the same parties as immediately above and found in Liber 482 folio 336 and running thence with a part of this second (2nd) line and a part of the first (1st) line in this deed (12) North 75 degrees 56' 01" West 115.37 feet to a corner post thence (13) North 13 degrees 13' 05" East 54.98 feet to a corner post at the end of the second (2nd) or South 15 degrees 20' West 100 feet line in

in Liber 472 folio 304 and running thence with the next two (2) lines in this deed (14) North 75 degrees 50' 24" West 241.41 feet to a fence intersection thence with the remains of a fence (15) North 13 degrees 13' 05" East 104.82 feet to a point on the south right of way line of Maryland Route No. 77 as outlined above and running thence with said right of way line (16) North 75 degrees 50' 27" West 71.53 feet to an iron pipe found at the end of the third (3rd) or North 15 1/2 degrees East 13 1/3 perches line in a deed from Archie M. Buhrman and Wife (Charlotte) unto George H. Trundle and Wife (Hazel M.) said deed found in Liber 474 folio 481 and running thence with the third through the first lines in this deed reversed (17) South 14 degrees 46' 00" West 219.99 feet thence (18) North 75 degrees 14' 00" West 396.00 feet thence (19) North 14 degrees 46' 00" East 219.99 feet to a point on the south right of way line of Maryland Route No. 17 as outlined above and running thence with said right of way (20) North 75 degrees 14' 00" West 200.37 feet to intersect the second or North 44 degrees East 38 perches line in a deed from Harvey M. Buhrman and Wife (Teressa) to James E. Pryor and Wife (Velma) said deed found in Liber 302 folio 499 and running thence with this line reversed (21) South 41 degrees 20' 01" West 551.88 feet thence (22) South 21 degrees 30' 00" East 2905.93 feet passing over a planted stone at the end of 1532.50 feet to the place of beginning. Containing 70.07 Acres of Land, more or less." (As surveyed & Platted — By Rothenhoefer Engineers, dated September 9, 1975).

**PARCEL 2:** Being all that lot or parcel of land conveyed unto Daniel Lawrence Brown and Fay Marjorie Brown, his wife, by Kieffer L. Swope, and Daniel Richard Swope by deed dated the 8th day of April, 1964 and recorded in Liber 406, folio 394, one of the Land Records of Washington County, Maryland, and more particularly described as follows:

All that lot or parcel of land, situate along the South side of Maryland State Route No. 77, approximately one-fourth mile from the Frederick County line in Election District No. 7, Washington County, Maryland, and particularly described as follows: Beginning at a stone pile at or near the end of 46.9 perches on the last or North, 70 degrees West, 62 perch line of the deed from Amos R. Wolf and Gozella Wolf, his wife, to Nannie Smith and Jacob Smith, her husband, said deed being dated August 8, 1898, and is recorded in Liber 109, folio 240, one of the Land Records of Washington County, Maryland, and running thence with a portion of said line North, 70 degrees West, 233.65 feet to a point, thence North, 28 degrees 30 minutes East, 248.65 feet to a point in or near the South margin of the said Maryland Route No. 77, thence parallel to the first line of this conveyance South, 77 degrees East, 233.65 feet to a stone pile, thence South 28 degrees 30 minutes West, 248.65 feet to the place of beginning; containing 1.3 acres of land, more or less; also a right-of-way, together with others, for the purpose of ingress to and egress from, the parcel of land hereby conveyed, over a tract of land retained by the Grantors herein, said tract of land having a width of 15 feet and extends South from the South margin of Maryland State Route No. 77 along the Western boundary of the parcel of land hereby conveyed to the projection of the Southern boundary of the parcel hereby conveyed, the 15 foot tract retained by said Grantors lies immediately West of the parcel being described in this deed; being a portion of Parcel No. 1 of the deed to the Grantors herein as joint tenants with the right of survivorship and not as tenants in common, from C. Welles Little, Trustee, said deed being dated December 21, 1959, and being recorded in Liber 353, folio 671, another of the Land Records of said Washington County, Maryland.

That improvements on this parcel of land are also subject to the lien of this mortgage.

**IMPROVEMENTS:** The parcel lying in Washington County along Rt. 77, Foxville Road, is improved with the following: Split level house with aluminum siding and redwood siding containing six rooms with bathroom, oil fired hot air furnace, full basement, one car garage, modern kitchen and mountain stone fireplace. The parcel lying in Frederick County is improved with an old-fashioned farm house.

**TERMS OF SALE:** A deposit of ten percent (10%) of the purchase price in cash or check acceptable to the Assignee will be required of the purchaser or purchasers on the date of sale. The balance of said purchase price to be paid within fifteen (15) days of Final Ratification thereof by the Circuit Court for Frederick County, Maryland and to bear interest from the date of sale to date of settlement at the rate of eight per cent (8%) per annum. Real estate taxes will be adjusted to date of sale, and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

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